



Castles

ASKING PRICE

£797,500

Coolhurst Road

Crouch End, N8 8EL

Castles



PROPERTY SUMMARY

Set within this well-appointed period residence is this beautifully presented three bedroom converted flat. Occupying a position on the first floor; the property has been extensively enhanced by the current owners. Ideally located in an idyllic setting on the Highgate periphery and with walking distance of Crouch End's historic Broadway with its array of retailers and eateries.

Further comprising open-planned kitchen/reception, family bathroom and en-suite to principal bedroom whilst further benefitting to access to rear communal garden. The property will also fall within the catchment of the highly Ofsted rated Coleridge Primary School.

Lease: 122 years unexpired (125 years from June 1st 2022)
Current Service/Maintenance Charge: £1,600.00 per annum
Ground Rent: Not applicable

Nb. The Service Charge, Ground Rent and Leasehold information stated has been confirmed by our vendor

Local Authority Haringey
Council Tax band D

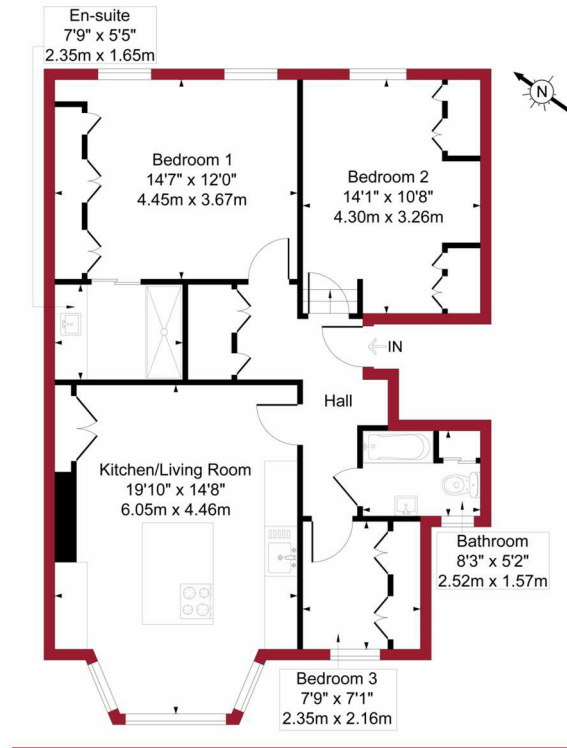




A guide to the area

AREA GUIDE TEXT

Coolhurst Road, London, N8 Approximate Gross Internal Area = 840 sq ft / 78.0 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Flat - First Floor

Leasehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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